023.0	0001	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	928,800	/	928,800
USE VALUE:	928,800	/	928,800
ASSESSED:	928,800	/	928,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		SAWIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DORSON SUSANNE E/MATTHEW H
Owner 2:	
Owner 3:	
Street 1:	31 SAWIN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MONAHAN EUGENE J--ETAL -
Owner 2:	MONAHAN MILDRED & WILLIAM -
Street 1:	31 SAWIN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 15,045 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1908, having primarily Wood Shingle Exterior and 1512 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	15045.000	261,300	5,300	662,200	928,800
Total Card	0.345	261,300	5,300	662,200	928,800
Total Parcel	0.345	261,300	5,300	662,200	928,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 614.29 | /Parcel: 614.2

Legal Description

User Acct 14567

GIS Ref

GIS Ref

Insp Date 07/22/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 023.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	261,400	5300	15,045.	662,200	928,900	928,900	Year End Roll	12/18/2019
2019	101	FV	208,400	5400	15,045.	703,600	917,400	917,400	Year End Roll	1/3/2019
2018	101	FV	208,400	5400	15,045.	513,200	727,000	727,000	Year End Roll	12/20/2017
2017	101	FV	231,900	4700	15,045.	447,000	683,600	683,600	Year End Roll	1/3/2017
2016	101	FV	231,900	4700	15,045.	380,800	617,400	617,400	Year End	1/4/2016
2015	101	FV	218,100	4700	15,045.	372,500	595,300	595,300	Year End Roll	12/11/2014
2014	101	FV	218,100	4700	15,045.	306,300	529,100	529,100	Year End Roll	12/16/2013
2013	101	FV	218,100	4700	15,045.	291,400	514,200	514,200		12/13/2012

!1842!

PRINT

Date	Time
12/10/20	17:23:59

LAST REV

Date	Time
08/23/17	09:26:28

apro

1842

USER DEFINED

Prior Id # 1:	14567
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MONAHAN EUGENE	34849-218		2/19/2002		490,000	No	No		
MONAHAN EUGENE	23942-481		11/23/1993		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2014	438	Addition	13,200					
3/29/2004	240	Demo gar	2,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2017	MEAS&NOTICE	HS	Hanne S
6/17/2014	Info Fm Prmt	PC	PHIL C
2/28/2005	Permit Visit	BR	B Rossignol
6/15/2002	MLS	MM	Mary M
9/29/1999	Mailer Sent		
9/29/1999	Measured	264	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15045		Sq. Ft.	Site		0	80.	0.55	1			Road Co	-5					662,223						662,200	

Total AC/HA: 0.34539 | Total SF/SM: 15045 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 662,223 | Spl Credit | Total: 662,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1908	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.34444439
Const Adj.:	0.98990101
Adj $ / SQ:	173.013
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	378704
Depreciation:	117398
Depreciated Total:	261306

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

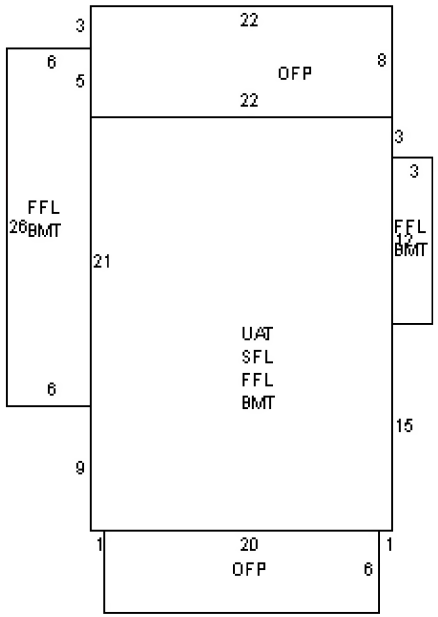
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	173.01
Special Features:	0	Val/Su Net:	92.50
Final Total:	261300	Val/Su SzAd	172.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	852	51.900	44,222
FFL	First Floor	852	173.010	147,407
SFL	Second Floor	660	173.010	114,188
OFP	Open Porch	296	21.850	6,468
UAT	Upper Attic	165	69.210	11,419

Net Sketched Area:	2,825			Total:	323,704
Size Ad	1512	Gross Are	3320	FinArea	1512

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 023.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
32	Barn W/Loft	D	Y	1	23X30	F	FR	1925	14.02	T	51	101			4,700			4,700
19	Patio	D	Y	1	12X12	A	AV	2010	4.85	T	7.2	101			600			600

More:	N	Total Yard Items:	5,300	Total Special Featues:		Total:	5,300